



**Legislative Department  
Seattle City Council  
Memorandum**

**Date:** April 1, 2014

**To:** Mike O'Brien, Chair  
Tim Burgess, Vice Chair  
Nick Licata, Member  
Planning, Land Use and Sustainability Committee (PLUS)

**From:** Lish Whitson and Eric McConaghy, Central Staff

**Subject:** Comprehensive Plan 2013-2014 Amendments

**Background**

The Comprehensive Plan is Seattle's primary policy document to guide the growth and development of the City. Under State law, the City can generally only amend its Comprehensive Plan once a year. The City of Seattle's annual amendment process is a year-long cycle that collects proposals to amend the Comprehensive Plan in the spring from the City or public, continues with the Council adopting a docket in the summer, and Council review of the proposed amendments the following winter.

The Department of Planning and Development (DPD) submitted a proposed Council Bill for the 2013-2014 Comprehensive Plan Amendments that covered five topics. Three of those topics have been deferred to next year's process in order to provide for more time and study.

The 2013-2014 Comprehensive Plan amendments legislation ([Council Bill 118042](#)) now covers two topics:

1. changes to the Central Area neighborhood plan to reflect planning for the 23<sup>rd</sup> Avenue corridor;
2. a small change to the boundary of the Ballard-Interbay-Northend Manufacturing/Industrial Center (BINMIC).

DPD provided information regarding all of the initially proposed *2013-2014 Annual Amendments* in their Director's Report, which can be found here: [http://clerk.seattle.gov/~CFS/CF\\_313417.pdf](http://clerk.seattle.gov/~CFS/CF_313417.pdf).

***Changes to the Central Area Neighborhood Plan***

These proposed changes result from community development planning DPD has done with community members along 23<sup>rd</sup> Avenue in the Central Area, specifically the 23<sup>rd</sup> Ave Action Plan @ Union-Cherry-Jackson. The proposal would amend policies in the Central Area Neighborhood Plan, add new policies, and modify the Future Land Use Map (FLUM).

The proposed policy changes would:

- identify the unique identities of key nodes along 23<sup>rd</sup> Avenue at Cherry, Jackson and Union Streets;
- voice support and opportunity for the youth, especially those most in need;
- provide a stronger focus on the multi-cultural and diverse character of the Central Area, and in particular the area's role as a center for Seattle's African-American community;
- emphasize support for a multimodal transportation network, including traffic calming, pedestrian infrastructure improvements and connections to transit;
- encourage the development of additional affordable housing in the area through tools such as leveraging publicly-owned properties and providing development incentives;
- support the area's business districts through coordinated economic development efforts that support the area's businesses and residents; and
- provide support for a wide range of human services and community building efforts.

The proposed FLUM change would redesignate a half-block fronting on 23<sup>rd</sup> Avenue between East Cherry Street and East Jefferson Street, from Multi-Family to Commercial/Mixed Use. This half-block is located across from Garfield High School and the community center, and currently includes a mix of commercial, residential and non-profit uses. We anticipate a future rezone proposal for this area that would allow for commercial uses.

Council should be aware that there is a pending, quasi-judicial land use decision in the area affected by the proposed Comprehensive Plan amendments (but outside the area covered by the FLUM change). This is a private request for a rezone from NC2-40 and NC2P-40 to NC3P-65, for the property addressed as 2301 E. Union Street. Martha Lester is the assigned Central Staff to this rezone.

### ***Boundary Change for BINMIC***

This proposed amendment would move the boundary of the BINMIC in Interbay, immediately to the southwest of the intersection of W. Bertona Street and 16<sup>th</sup> Avenue W. The change would place three parcels (approximately one acre) outside the BINMIC and change the designation of that land from Industrial to Commercial / Mixed Use.

DPD continues to discuss plans for the BINMIC with stakeholders in the area and characterizes this proposed change as a fine-grained adjustment of the FLUM boundary. DPD reports that the current BINMIC boundary, which would be moved by this amendment, currently cuts through a building (the QFC grocery store). Following direction in [Council Resolution 31458](#) (which set the “docket” for Comprehensive Plan amendments to be analyzed in this cycle,) DPD analyzed keeping this area in the BINMIC and found that redevelopment of the land for industrial use was unlikely. As a result, they found that it is reasonable to remove it from BINMIC.

### **Next Steps**

There will be a public hearing and briefing on the proposed amendments at the PLUS Committee meeting on April 1, 2014.